



THE GATE HOUSE

Honeywood Walk, Carshalton, SM5 3NY



Carter Jonas

THE GATE HOUSE, HONEYWOOD WALK, CARSHALTON, SM5 3NY

- Detached listed Victorian former lodge house comprising approximately 778 sqft
- Offers sought in the region of £450,000

LOCATION

Carshalton is located within the London Borough of Sutton and is situated 9.5 miles south of central London, offering a mixture of amenities and a community-oriented atmosphere. Known for its picturesque village and excellent transport links, it makes an attractive destination for residents, businesses and investors providing a variety of amenities, including shops, restaurants, and recreational facilities.

Carshalton Station provides direct services to central London (approximately 25 minutes to London Victoria) which is complemented by multiple local bus routes throughout the borough. The town is well-connected to major roadways, including the A232, facilitating convenient travel to the M25 motorway. Gatwick Airport is less than 20 miles to the south.

The property is situated off Honeywood Walk close to Carshalton Ponds and the Honeywood Museum with The Greyhound Hotel in short walking distance.

DESCRIPTION

The Gate House is a two bedroom Grade II listed detached house in the centre of Carshalton Village Conservation Area with a superb aspect to Carshalton Ponds.

Accommodation is set over two floors totalling in the region of 778 sq ft. At ground floor, the property includes two reception rooms, kitchen, two bedrooms and a bathroom. To the side and rear of the property is a mature garden.

GRADE II LISTED PROPERTY REQUIRING REFURBISHMENT SITUATED IN CARSHALTON ON BEHALF OF THE LONDON BOROUGH OF SUTTON



The first records of the property date from 1776 when the property was built for an employee of The Lodge at Carshalton. The property was built at the end of the driveway and served as the entrance gate house. The property is understood to have been occupied as a residential property since it was built and is in need of some refurbishment. The property is available with full vacant possession.

The property is within Council Tax Band D and has an EPC rating of E

VIEWINGS

If you would like to access the site please contact a Carter Jonas sales agent on the details below.

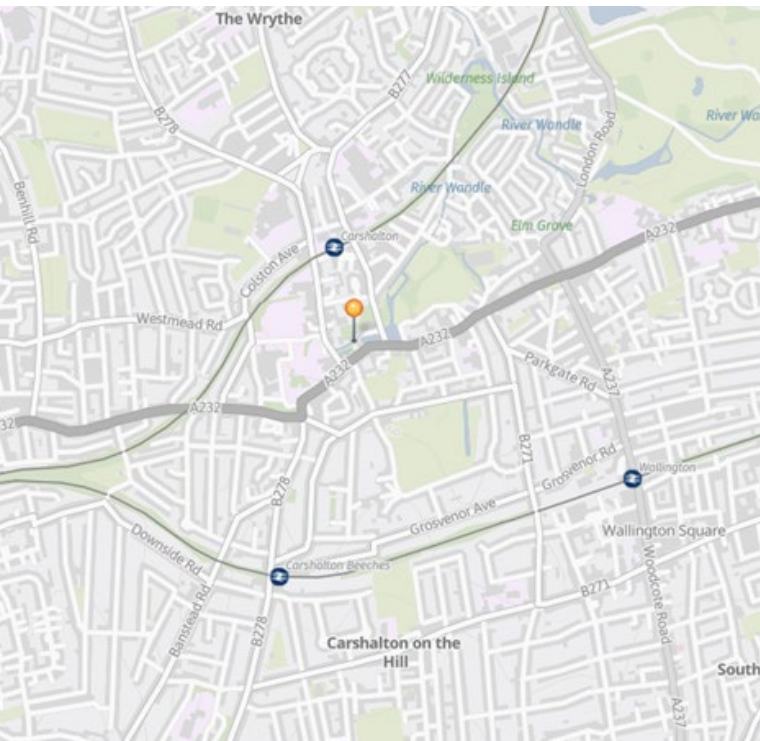
METHOD OF SALE

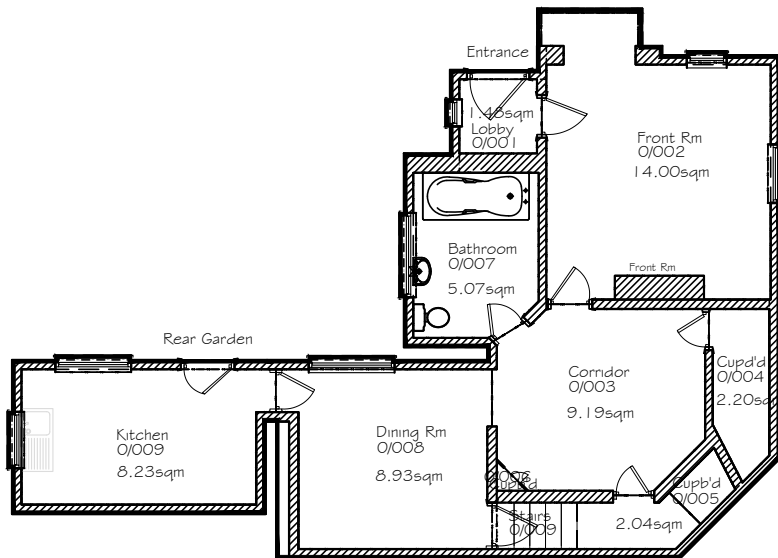
Private treaty freehold sale by informal tender process.

TENDER PROCEDURE

All bids to be submitted electronically via the bid form available on the data room to:

James Staveley
07585 991350
james.staveley@carterjonas.co.uk





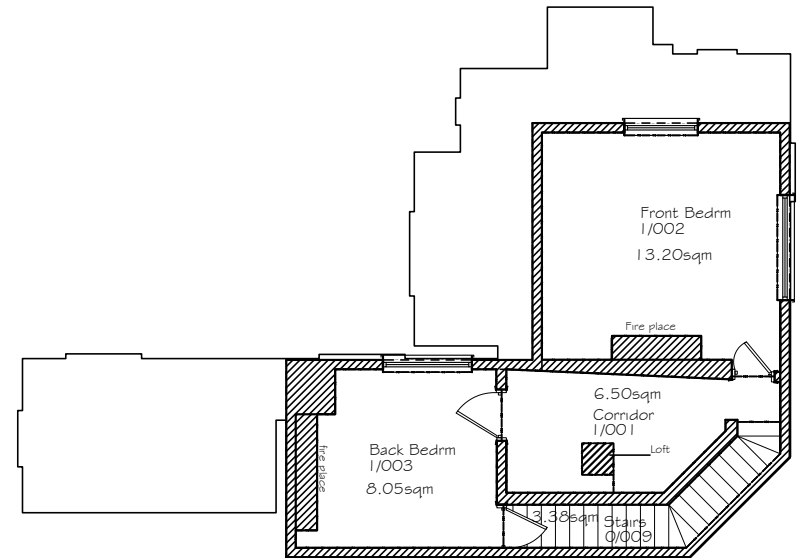
Ground Floor

GIA: 41.95 sq m

451 sq ft

TOTAL FLOOR GIA:

72.26 sq m 778 sq ft



First Floor

GIA: 31.13 sq m

335 sq ft

James Staveley 07585 991350
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